

**Policy 1.7.4 - Medium Density Residential Office Development Pattern**

**INTENT** - The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

**DENSITY/INTENSITY** - Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Mixed Use A and of 20 dwelling units per acre in Mixed Use B and C and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre. In Mixed Use C areas, nonresidential floor area may be up to 40,000 square feet per acre and building height up to six stories, if parking structures are provided for at least 50% of the parking spaces.

**LOCATION** - Mixed Use A, B and C areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to the Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

**ACCESS** - Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.

**Policy 1.7.9 Light Industrial Development Pattern**

**INTENT** - The Light Industrial development pattern is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel , is allowed.

**INTENSITY/DENSITY** - Nonresidential development shall not exceed 25,000 square feet of gross building area per acre. Residential use (intended for a watchman or guard) shall not exceed one dwelling unit per industrial use. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.

**LOCATION** – Areas within Mixed Use that are currently developed with industrial uses may be appropriate for zoning as light industrial. New areas within Mixed Use that may be appropriate for zoning as Light Industrial include: Areas proximate to interstate and intrastate highways and highways which connect to cities in adjacent counties; and Areas proximate to the Tallahassee Regional Airport or a railroad.

**ACCESS** – Areas zoned for the Light Industrial development pattern shall have access to an arterial roadway.